

BUILDING/FIRE/PLUMBING COMMITTEE
TAG REPORTS
MARCH 12, 2015

Building Code

26 Building code new amendment proposals, list not complete

6 TAG meetings to review over 1000 sections of the 2015 IBC and the 2015 IEBC, 15 items flagged for further review and possible amendment in the IBC and 5 items in the IEBC.

Significant Issues, list not complete: Elevators-lobby, shaft vent, car size, where required; fire stop material; means of egress chapter; glass guards; unvented attics; swimming pools; existing building code

Fire Code

22 Fire code new amendment proposals, list not complete

12 New amendment Proposals Building Code / Fire Code

9 TAG meetings to review over 650 sections of the 2015 IFC, about 25 amended sections were deemed significant or major

3 meetings of the CO TAG, 3 meetings of the PV TAG

Significant Issues, list not complete: change of occupancy, occupancy classifications, assembly occupancies on roofs; Emergency planning; elevator emergency operation; sprinkler system retrofit; hydrogen fuel gas rooms; marijuana extraction; carbon monoxide alarms; photovoltaic panels

Plumbing Code

27 proposals for new amendments received; one meeting held. Meetings will continue on the first and third Wednesdays of the month.

Residential Code

21 new amendment proposals Residential Code

6 TAG meetings to review over 900 sections of the 2015 IRC; 11 new amendments address significant changes.

Significant Issues, list not complete:

The Residential code TAG passed a resolution for the consideration of the SBCC, to allow TAG recommendations to amend the 2015 codes after the March 1 deadline. For significant amendments, the TAG will use the form for code proposals for cost justification and tracking.

BUILDING/FIRE/PLUMBING COMMITTEE
TAG REPORTS
MARCH 12, 2015

Jeff Peterson's Report:

The IRC TAG met 6 times since November 10th. In most cases we had a quorum. The Tag reviewed significant changes to the 2015 IRC. Most Washington State Amendments have not been reviewed due to limited time.

Primary Challenges –

1. The IRC was significantly restructured and renumbered -
Causes were additions of materials, primarily steel framing and emerging products - siding, roofing, etc., and changes to wind speeds.
Concern about future of IRC if attempt is to make it all-product-inclusive.
Some areas of the code changed chapter locations (mostly moving items in and out of chapter 3)
Drawing standards and forms throughout jurisdictions will need fixed. Significant waste and additional workload.
2. Many Tag members did not have access to the significant changes book.
Because of the substantial restructuring the PDF versions were impossible to navigate.
Items not listed in the significant changes are sometimes significant for Washington. We didn't find everything.
3. Some TAG members did not attend any meetings, and some members did a lot of work as a result.
4. We transitioned TAG leadership in January, and will again in March.
5. We had scheduling issues once, technology issues a couple of times.

Chapter summary - HIGH level.

Chapter 1:

Changes are up to local jurisdictions. Tag has discussed but looks for guidance as to recommendations for changes

104.10.1 - flood prone areas - significant additional

R104.11 Alternative methods language - denials must respond in writing

R104.4 Inspections The building official is authorized to shall make all of the required inspections

Chapter 2:

Many new definitions for new products and systems

Accessory building limited to 3000SF (55x55)- issues with shops, horse barns and other similar structures, which code, setbacks, Fire flow.

Deletes loft definition - Only Mezzanine. Definition of story is spread out - look in mezzanine and chapter 3 framing limitations.

Definition problem with conditioned space - Coordinate with WSEC

BUILDING/FIRE/PLUMBING COMMITTEE
TAG REPORTS
MARCH 12, 2015

Chapter 3:

Wind design clarification and changes for more conformity. Basic vs Ultimate.

Wind speeds in much of state will change from 85mph basic to 110mph ultimate.

Windborne debris language - recommend adding not applicable in WA for clarity.

Sunroom broken into several subtypes

Exposure A (urban high rise) is eliminated for IRC, some definition change

Floodplain construction requirements now covers restorative/additional construction

Story height limited to 11 feet 7 inches for most construction methods.

Table R302.1(2), requirements for walls with a fire separation distance of 0-3 feet fixed for clarity when sprinklers present

R302.2 Townhouses - fixed separation error from last time but we like our fix better.

Hot topic - Habitable rooms shall have a floor area of not less than 70 square feet (6.5 m²). Minimum ceiling heights reduced.

Not as big of an effect in IRC (socially) than in IBC.

Hot topic R310.1.1 - egress window devices. Much discussion about topic. Need more information on referenced standard.

Minor changes to stairs and landings

314/315 significant revisions to smoke and CO detectors. Coordinate with state law. Wireless provisions now.

Chapter 4:

R403.1.2 – continuous footings in seismic design areas. - changes need further study

Clarification 403.1.6 – anchor bolts should be in the middle third of the width of the plate - Issues with congestion and communication.

Note - inspection of bolts does not typically take place until framing (underfloor) is complete.

Chapter 5

502.1.7 Issues with stamping of Rim boards in Mnf wood products - could be significant compliance issue.

Additional sections for cold steel framing

Decks revised

Chapter 6:

Changes to wind and cold steel revised chapter internal numbering substantially.

ICC 400 referenced for log homes

25% increase in fastener requirements

BUILDING/FIRE/PLUMBING COMMITTEE

TAG REPORTS

MARCH 12, 2015

Increase in King Studs at window and door openings- up to 6 each side for a 16' garage header. Appears overkill.

Major changes in masonry structural construction (rare in WA)

Changes to SIP's for drilling and notching (restrictive)

Chapter 7:

Many new materials added. Regulations based on general material classifications not flame spread or similar.

Issues with salt water exposure and fasteners. Washington characteristics (Puget sound) not accounted for.

Restructured numbering for attachment to cold steel framing throughout

Minor issues with siding installation requirements, but need to address for typical construction methods.

Some fastener changes need clarification.

Chapter 8:

Changes to wind and cold steel revised chapter internal numbering substantially.

Minor changes to ridge construction

Hip framing moved or deleted as a section.

Discussions of blocking - can sheathing still be used?

Chapter 9:

Need to coordinate new PV requirements

Some materials concerns with how underlayment is specified and sized.

Fire protection of floors

Fasteners/ Fastener schedule

Chapters 12-24:

Range Makeup air allows additional damper methods (less restrictive and costly)

Sidewall vent terminations in relation to setbacks

G2427.4.1, G2427.6.8.3. Plastic venting pipe restrictions (approved/listed)

Minor duct and venting changes

Appendix F - Radon gas depressurization systems (passive) vs. active systems.

We also examined the pool code which is referenced in the IRC. Applicability for non-swimming pools was discussed.